ANDAZ

4041 COLLINS AVE., MIAMI BEACH, FL 33140

HPB SET

INTERIOR AND EXTERIOR RENOVATION

FIRST SUBMISSION: 01.17.2023 SECOND SUBMISSION: 02.02.2023

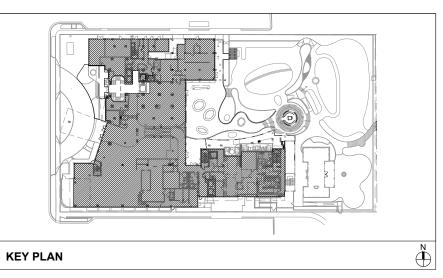


EoA, Inc. 1929 Ponce de Leon Blvd. Coral Gables, Florida 33134 305-444-0990 © EoA, Inc. 2023

State of Florida Architect of Record Malcolm Berg, AIA License No. AR94424







OWNER

SUNSTONE HOTEL INVESTORS, INC. 200 SPECTRUM CENTER DRIVE 21ST FLOOR, IRVINE, CA 92618 (561)-676-9397

PROPERTY CONTACT

GOLDEN PALMS, LLC 200 SPECTRUM CENTER DRIVE, 21ST FLOOR, IRVINE, CA 92618

ARCHITECT

EoA, Inc. 1929 PONCE DE LEON BLVD. CORAL GABLES, FL, 33134 (305)-444-0990

INTERIOR ARCHITECT

EoA, Inc. 1929 PONCE DE LEON BLVD. CORAL GABLES, FL, 33134 (305)-444-0990

LANDSCAPE ARCHITECT

NATURALFICIA, INC. 6915 RED ROAD, SUITE 224 CORAL GABLES, FL 33143 (305)-321-2341

LANDUSE ZONING ATTORNEY

BILZIN SUMBERG 1450 BRICKELL AVE. 23RF FLOOR MIAMI, FL 33131 (305)-350-2415

PROJECT SCOPE

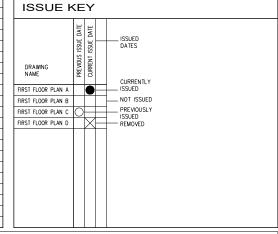
- 1) New 2 Stop elevator between ground floor and new 2nd floor lobby.
- Renovated 2nd floor with new lobby and lobby lounge and bar.
- 3) Renovated historic entry porch.
- Renovated pools and pool bar.
- 5) Existing Historic 1930's house relocated to south west corner with enhanced use as part of a beach club.
- 6) 2nd floor terrace extension over an outdoor covered F&B venue with access to the new pool decks and pool bar.



HISTORIC PRESERVATION SUBMITTAL SHEET INDEX ISSUE DATES Sheet List Table A-0.00 COVER SHEET A-0.1 INDEX A-0.2 PROJECT INFORMATION A-1.0 SURVEY 1 OF 3 A-1.1 SURVEY 2 OF 3 A-1.2 SURVEY 3 OF 3 EXISTING GROUND FLOOR AREA CALCULATIONS F.A.R. PROPOSED GROUND FLOOR AREA CALCULATIONS F.A.R. A-1.5 EXISTING SECOND FLOOR AREA CALCULATIONS F.A.R. PROPOSED SECOND FLOOR F.A.R. A-1.7 EXISTING FOURTH FLOOR AREA CALCULATIONS F.A.R. A-1.8 EXISTING FIFTH TO NINTH FLOOR AREA CALCULATIONS F.A.R A-1.9 EXISTING TENTH FLOOR AREA CALCULATIONS F.A.R. EXISTING ELEVETH FLOOR AREA CALCULATIONS F.A.R. EXISTING TWELFTH FLOOR AREA CALCULATIONS F.A.R. EXISTING FIFTEENTH FLOOR AREA CALCULATIONS F.A.R. A-1.14 EXISTING SIXTEENTH FLOOR AREA CALCULATIONS F.A.R. A-1.15 SITE LOCATION A-1.16 SITE PLAN A-1.17 EXISTING CONDITIONS GROUND FLOOR A-1.18 EXISTING CONDITIONS GROUND FLOOR EXISTING CONDITIONS GROUND FLOOR EXISTING CONDITIONS GROUND FLOOR A-1.22 EXISTING CONDITIONS GROUND FLOOR A-1.23 EXISTING CONDITIONS SECOND FLOOR A-1.24 EXISTING CONDITIONS SECOND FLOOR A-1.25 EXISTING CONDITIONS SECOND FLOOR EXISTING CONDITIONS SECOND FLOOR EXISTING CONDITIONS SECOND FLOOR EXISTING CONDITIONS 1930'S HOUSE A-1.29 EXISTING CONDITIONS 1930'S HOUSE A-1.30 EXISTING CONDITIONS 1930'S HOUSE A-1.31 EXISTING CONDITIONS 1930'S HOUSE A-1.32 EXISTING CONDITIONS 1930'S HOUSE GROUND FLOOR DEMOLITION PLAN A-2.1 GROUND FLOOR CONSTRUCTION PLAN GROUND FLOOR FURNITURE PLAN A-2.4 SECOND FLOOR CONSTRUCTION PLAN A-2.5 SECOND FLOOR FURNITURE PLAN A-2.6 HISTORIC ARRIVAL AND ENTRANCE ENLARGED PLAN A-2.7 HISTORIC ARRIVAL AND ENTRANCE ENLARGED RCP A-2.8 SECOND FLOOR LOBBY & LOUNGE ENLARGED PLAN A-3.0 WEST EXTERIOR BUILDING EXISTING ELEVATION A-3.1 WEST EXTERIOR BUILDING PROPOSED ELEVATION NORTH EXTERIOR BUILDING EXISTING ELEVATION NORTH EXTERIOR BUILDING PROPOSED ELEVATION A-3.4 EAST EXTERIOR BUILDING EXISTING ELEVATION A-3.5 EAST EXTERIOR BUILDING PROPOSED ELEVATION A-3.6 SOUTH EXTERIOR BUILDING EXISTING ELEVATION A-3.7 SOUTH EXTERIOR BUILDING PROPOSED ELEVATION A-3.8 BUILDING SECTION ENLARGED ELEVATIONS ENLARGED ELEVATIONS ENLARGED ELEVATIONS A-3.12 ENLARGED ELEVATIONS A-3.13 ENLARGED ELEVATIONS A-3.14 ENLARGED ELEVATIONS A-3.16 1930'S HOUSE PLANS AND EXTERIOR ELEVATIONS 1930'S HOUSE INTERIOR ELEVATIONS POOL DECK BAR ENLARGED RENDERS

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ISSUE DATES		
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L-0.00	COVER SHEET	
L-0.00A	SITE TABULATIONS	
L-0.01	SITE SURVEY	
L-0.02	SITE TREE LIST	
L-0.10	INSPIRATION HARDSCAPE REFERENCE IMAGES	
L-0.11	INSPIRATION HARDSCAPE REFERENCE IMAGES	
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L-1.10	REAR YARD HARDSCAPE AREA DIAGRAM	
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REVISIONS NARRATIVE			
REV.#	DATE	NARRATIVE	
-	11.21.2022	HPB SUBMISSION	
-	01.17.2023	HPB INITIAL SUBMISSION IN RESPONSE TO COMMENTS RECEIVED FROM PREVIOUS SUBMISSION ON 11.21.2022	







ANDAZ, MIAMI BEACH 4041 COLLINS AVE., MIAMI BEACH, FL 33140

HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL E o A , I n c | 1929 Ponce de Leon Blvd., Coral Gables, Florida 33146 | 3 0 5 . 4 4 4 . 0 9 9 0 | State of Florida Architect of Record Malcolm Berg, AlA License No. AR94424

sheet no.

A-0.1

PROJECT INFORMATION AND SYNOPSIS

LEGAL DESCRIPTION

PARCEL A

Begin at the Southwest corner of Lot 8, Block 33, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; thence North 07° 25' 55" East for 200.00 Feet; thence South 82° 34' 49" East for 355.40 Feet to the intersection with erosion control line recorded in Plat Book 105, Page 62 Sheet 14, of Miami-Dade County, Florida; thence South 06° 58' 25" West along the erosion control line recorded in Plat Book 105, Page 62 Sheet 14 for 200.01 Feet; thence North 82° 34' 43" West for 357.00 Feet to the Point of Beginning.

PARCEL B

Lots 12, 13 and 14, Block 32, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida

PARCEL C

Lots 17 and 18, Block 32, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

SITE PLAN / ZONING		BASE F.A.R		
ZONING AREA: RM-3 RESIDENTIAL MULTI FAMILY, HIGH INTENSITY DISTRICT BASE F.A.R = 3.0				
FLOOD ZONE	FLOOD ZONE AE-7		FLOOR AREA RATIO	
OVERLAY DISTRICTS	OVERLAY DISTRICTS COLLINS AVE. WATERFRONT HISTORIC DISTRICTY		ARATIO	
OCCUPANCY	HOTEL / RESIDENTIAL		ALLOWED	PROVIDED
NET LOT AREA	71,200 SF (1.634 ACRES)	3.0 x 71,200 SF	213,600 SQ FT	213,538 SQ. FT.

BUILDING SET BACKS			
HISTORIC STRUCTURES		REQUIRED	PROVIDED
	PEDESTAL		
	FRONT (COLLINS AVE)	20'-0"	15'-0"
	STREET SIDE (40th and 41st)	16'-0"	4'-6" & 5'-0"
	REAR:	50'-0" (FROM BULKHEAD LINE)	150'-0"
	TOWER	,	
	FRONT (COLLINS AVE)	20'-0"	15'-0"
	STREET SIDE (40 th and 41 st)	16'-0"	4'-6" & 5'-0"
	REAR:	75'-0" (FROM BULKHEAD LINE)	170'-0"
		,	
2007 STRUCTURES		REQUIRED	PROVIDED
	PEDESTAL		
	FRONT (COLLINS AVE)	20'-0"	155'-0"
	STREET SIDE (40th and 41st)	16'-0"	16'-0"
	REAR:	50'-0" (FROM BULKHEAD LINE)	60'-10" (FROM BULK HEAD)
	TOWER		
	FRONT (COLLINS AVE)	70-0"	148'-0"
	STREET SIDE (40th and 41st)	16'-0"	16'-0"
	REAR:	75'-0" (FROM BULKHEAD LINE)	77'-0" (FROM BULKHEAD LINE)
PROPOSED 2023 MODIFICATIONS	<u> </u>	REQUIRED	PROVIDED
PROPOSED 2023 MODIFICATIONS	•	NEQUINED	PROVIDED
	UPPER POOL		
	STREET SIDE (40 th and 41 st)	15'-0"	15'-0"
	REAR:	N/A	77'-0" (FROM BULKHEAD LINE)
	LOWER POOL		
	STREET SIDE (40 th and 41 st)	15'-0"	15'-0"
	REAR:	10'-0" (FROM BULKHEAD LINE)	10'-0" (FROM BULKHEAD LINE)
	RELOCATED 1930'S HOUSE		
	STREET SIDE (40 th and 41 st)	16'-0"	16'-0"
	REAR:	10'-0" (FROM BULKHEAD LINE)	16'-0" (FROM BULKHEAD LINE)

BUILDING HEIGHT		PARKING		
ALLOWED	PROVIDED	REQUIRED		
200'-0" 20'-0"	207'-0" EXISTING HISTORIC TOWER 148'-5" EXISTING 2007 TOWER	HOTEL ROOMS HISTORIC STRUCTURE EXISTING 2007 STRUCTURE	265 x 1 SPACE / UNIT 50 FOR FIRST 100 UNITS 1 SPACE / UNIT X REMAINING 16 UNITS	NO PARKING REQUIRED 50 PARKING SPACES REQUIRED 16 PARKING SPACES REQUIRED TOTAL = 66 PARKING SPACES REQUIRED
		PROVIDED		
	117 PARKING SPACES PROVIDED WITHIN 1200'-0" AT PARKING GARAGE LOCATED AT 228 WEST 40th STREET MIAMI BEACH FL.			T 228 WEST 40th STREET MIAMI BEACH FL.





ANDAZ, MIAMI BEACH 4041 COLLINS AVE., MIAMI BEACH, FL 33140

HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

sheet no.

A-0.2

SYMBOL LE	EGEND: Fire Hydrant Water Valve	LINETYPES: Building Overhang Centerline Section Line	ALTA/NSI	PS I.A	ND TITI	E SURVE	 Y
© © © © © © © © © © © © © © © © © © ©	Gas Valve Sanitary Valve Irrigation Valve Unknown Valve Post Indicator Valve Check Valve	Right of Way Line		20 0	GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.	SURVEYED PARCEL	•
	Double Detector Check Valve Cleanout Monitoring Well Catch Basin Drain Round	Duct Line — — — — — — — — — — — — — — — — — — —		, or s	OT 8	J	
	Drain Square Curb Inlet Drainage Manhole Sanitary Manhole	Gas Line	V	W E S T	4 1 S T S T R	E E T S82° 34' 49"E(C) 355.40'(P)	
© ⊚ ≎ ↓	Electric Manhole Grease Trap Manhole Communications Manhole Light Pole Concrete Light Pole		₁₅ rr	LOT 1	u	pz setback per zoning report	~
- \$ -	Metal Light Pole Signal Mast Arm Pedestrian Walk Signal		un 1	rout	N U KE(C) 200.00'(D	COLOR DE LA COLOR	FROSENCO LINE
-\- -\- -\- -\- P	Wood Pole Concrete Pole Metal Pole Flag Pole Guy Wire			LOT1	NO7*25'56	25 C C C C C C C C C C C C C C C C C C C	S06° 58' 25"
- (C) - (B)	Single Support Sign Parking Meter Guard Post Bollards		PARCEL	LOF 1	N (1)	1 SZ SETBACK PER ZOMING REPÖRT (JST)	
ELEC GAS UNK	Water Meter Electric Meter Gas Meter Unknown Meter Handhole		### VAULT EASTBART #2 OFF 2464 FT 3069 S82° 34	E S T 4	0 T H > S T R E E	N82° 34' 43"W(C) 357.00'(P)	
EB COM	Wire Pull Box Box Electric Box Communications Electrical Transformer		E(C) 100.00'(ETBACK PER 20NING REPORT	00 L L		
	Electrical Panel Iron Pipe Section Corner Handicap Space Mailbox		0 82 17 17 15 15 15 15 15 15 15 15 15 15 15 15 15	ACK PER ZONING REPORT	S07° 25' 11	(10)	
₩ ••••••••••••••••••••••••••••••••••••	Fire Department Connection Fire Department Connection Wall Monument Line Center Line		νοτ ¹⁹ νοτ ¹⁹	43 W(G) 220.00 (F)	vor7	(072	
\$ PL ****	Section Line Property Line Spot Elevation Ground Elevation			l corns	yor k	urt	
*	Tree Palm Tree Flow of Traffic Asphalt Concrete	Sunstone Hotel Investors, Inc. 200 Spectru	irements Summary Report (Summary Report) for m Center Drive Irvine, California 92618, prepared by ared for <i>The Confidante Milami Beach</i> . 4041 Collins				
0000	Building Outline Concrete Gravel Pavers		6157.22R000 001.259. The Property Specifications				
	Tile Wood	Existing Zoning Designation:	Intensity District, within the Collins Waterfront Historic District Parcels B and C: RM-2 - Residential Multifamily,	SETBACK TYPE	ZONING REPORT S EXISTING REQUIREMENTTS	ETBACK REQUIREMENTS EXISTING CONDITIONS	COMPLIES WITH
ABBREVIA (1) A/C	Wall Water TIONS: As-Built info. by others Air Conditioner Unit	Adjacent Zoning Designation:	Medium Intensity District, within the Collins Waterfront Historic District Adjacent to Parcel A: 4 1st Street (public right-of-way) Adjacent to Parcels B and C:	Minimum Front Setbacks: Collins Avenue	RM-3 and RM-2: Subterranean and pedestal: 20 feet Tower: 20 feet + 1 foot every 1 foot increase in height feet, to a maximum of 50 feet, then shall remain cor	Parcel A: West: 15 feet bove 50 stant. Parcels B and C:	ORDINANCE NO
BLDG CONC. CBS DDCV FDC	Concrete Concrete Block Structure Double Detector Check Valve Fire Department Connection Found Drill Hole		40th Street (public right-of-way) Adjacent to Parcel A: Atlantic Ocean Adjacent to Parcels B and C: Collins Avenue (public right-of-way) Adjacent to Parcel A: 40th Street (public right-of-way)	Minimum Street Side Setback: 40th Street 41st Street	RM-3 Subterranean and pedestal/Tower: 7.5 feet or 8% of It whichever is greater. Sum of the side yards shall equa lot width. 200 feet of lot width x 6% = 16 feet	16% of South: 5.1 feet Parcels B and C:	NO
N & D IP (0.2'W; 0.2'N BFE ELEV. F.F.ELEV.	Drill Hole Natil & Disc Iron Pipe Recovered monument from calculated location based on Plat (or CMA) Base Flood Elevation Elevation Finish Floor Elevation Invert Elevation		Adjacent to Parcels B and C: RM-2 - Residential Multifamily, Medium Intensity District Adjacent to Parcel A: Collins Avenue (public right-of-way) Adjacent to Parcel B: RM-2 - Residential Multifamily, Medium Intensity District		200 feet of lot width x 16% = 32 feet RM-2: Subterranean and pedestallTower: 10 feet or 8% of le whichever is greater. Sum of the side yards shall equa lot width. 100 feet of lot width x 6% = 8 feet 100 feet of lot width x 16% = 16 feet		

			OTTO THE OF
Minimum Front Setbacks: Co ll ins Avenue	RM-3 and RM-2: Subterranean and pedestal: 20 feet Tower: 20 feet + 1 foot every 1 foot increase in height above 50	Parcel A: West: 15 feet	NO
	feet, to a maximum of 50 feet, then shall remain constant.	Parcels B and C: East: 21.8 feet	
Minimum Street Side Setback: 40th Street 41st Street	RM-3 Subterranean and pedestal/Tower: 7.5 feet or 8% of lot width, whichever is greater. Sum of the side yards shall equal 16% of lot width.	Parcel A: North: 4.8 feet South: 5.1 feet	NO
	200 feet of lot width x 6% = 16 feet 200 feet of lot width x 16% = 32 feet RM-2:	Parcels B and C: North: 7.6 feet Note: It is noted that the parking garage building encroaches into the street side setback along 40th	
	Subterranean and pedestal/Tower. 10 feet or 8% of lot width, whichever is greater. Sum of the side yards shall equal 16% of lot width. 100 feet of lot width x 6% = 8 feet 100 feet of lot width x 6% = 16 feet	Street by up to 0.4 feet. However, this minor encroachment is considered de minimis for the purposes of this report.	
Minimum Interior Side Setback:	RM-3 Subterranean and pedestall/Tower: 7.5 feet or 8% of lot width, whichever is greater. Sum of the side yards shall equal 16% of lot width. 100 feet of lot width x 6% = 8 feet 100 feet of lot width x 16% = 16 feet Tower: The required pedestal setback plus 10% of the height of	Parcels B and C: South: 8.8 feet	YES
Maria Barata	the tower portion of the building.	David A	\/F0
Minimum Rear Setback:	RM-3 <u>Subterranean and pedestaltTower</u> : 20% of lot depth, 50 feet from the builkhead line whichever is greater. 356.2 feet of lot depth x 20% = 71.24 feet <u>Tower</u> : 366.2 feet of lot depth x 15% = 53.43 feet	Parcel A: East: 91.3 feet Parcels B and C: West: 26.8 feet	YES
	RM-2: Subterranean and pedestal/Tower: 10% of lot depth. 220 feet of lot depth x 10% = 22 feet		

There is no observable evidence of recent street or sidewalk construction and or repairs wit the Public Right of Way.

There are no additional changes in street right of way lines completed or pro been made known to the Surveyor and are disclosed on the survey drawing

There is no observable evidence that any portion of site lies within a wetland area, nor we there are any evidence provided to the surveyor that the site was delineated as a wetland are by the proper authorities.

The property described hereon is the same as the property described in Schedula A of the American Title insurance Company, File No. NCS-1116317-S3A, with a date of Committee effective date Feb 3, 2022 Amended March 3, 2022 and all the essements, covenants and restrictions, evidenced by Rescribed Documents and/or other title exceptions provided to the restrictions, evidenced by Rescribed Documents and/or other title exceptions provided to the physical inspection of the site or otherwise known to me have been plotted hereon or other noted as to their effect on the subject property below. PARCest his Southwest corner of Lot 8, Block 33, amended map of the ocean front property of the Main Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Poges 7 and 8, of the Public Records of Maint-Dadi County, Florids, thence North 07: 25 SS East for 200.00 Peet thence South 82 94 49 East for 355:40 Feet to Maint-Dadi County, Florids, thence North 07: 25 SS East for 200.00 Peet to Maint-Dadi County, Florids, thence South 62 98 25 West along the ensistence of the County Florids, thence South 60° 98: 25° West along the ensistence for control line recorded in Plat Book 105, Page 62 Sheet 14 for 200.01 Feet; thence North 82° 34′ 43′ West for 357.00 Feet to the Point of Beginning.

Item 10) Matters shown on the Plat of Miami Beach Improvement, recorded in Plat Book 5, Page 7; and west of the Erosion Control Lines as Set forth in Plat Book 105, Page 62.

Item 11) Easement granted to Florida Power & Light Company by instrument recorded in Book 24664, Page 3691 of Official Records. (Plotted Here on) PARCEL A

PARCEL B Lots 12, 13 and 14, Block 32, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, Item 12) Easement granted to Florida Power & Light Company by instrument recorde Book 24664, Page 3696 of Official Records. (Plotted Here on) PARCEL A

PARCEL C Lots 17 and 18, Block 32, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

The lands as described herein and the Legal Description of the Properties described in The terms, provisions, and conditions contained in that contained in the contained in that contained in that contained in the contained in that contained in the contained described in The terms, provisions, and conditions contained in that certa by Historic prevention Board The City of Miami Beach Florida, recorded 28734, Page 1600 of Official Records are one and the same. Affects the but not a Survey Issue, PARCEL A

Bearing are based on an assumed meridian, where the centerline of COLLINS AVENUE bears North 07°25′25″ East. All distances as shown are based on the US Survey foot. The lands as described herein and the Legal Description of the Properties described in The Items, provisions, and conditions contained in that certain Covenant in Leu of Unity of Title for OFI-Ste Parking by Crown Mamil Hotel Owner, LLC, a Delaware limited liability company, recorded in 80ok 28567, PC Covenant in Leu of Unity of Title for OFI-Ste Parking recorded in 80ok 28587 and 100 of 100

The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that cetted by Historic Preservation Board The City of Marin Beach, Florida, recorded 29075, Page 2734 of Official Records are one and the same. Affects the protunt of a Survey Issue, PARCEU and Provisional Provision P

The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that certain Conditional Use Permit by Crown Marint Hotel Owner, LLC, recorded in B 25256, Page 4545 of Official Records, as affected by that certain Modified 18 25256, Page 4545 of Official Records, as affected by Modified Conditional Use Permit recorded in Box 30215, Page of Official Records are one and the same. Affects the property but not a S issue. PARCET. The accuracy obtained for all horizontal control measurements and office accludations of closed generating representations of the control measurements and office accludations of closed generating furgrees, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappiers as contained in Chogate 5.217. Florida Administrative Control of the Chogate 5.217. Florida Administrative Chogate 5.217. Florida Chogate 5.217. Flor

The maximum allowable Relative Positional Precision for an ALTANSPS Land Title Survey is 2 cm (0.07 feet) plus 50 parts per million (based on the direct distance between the two corners being tested), marking any other corner of the surveyed property at the 95 percent confidence level. The Relative Positional Precisions of this ALTA Survey has been found not to exceed the maximum allowable value for Relative Positional Precisions a stated above.

At the time of Survey, the existing buildings lying within the Surveyed site does lie within a Special food Hazard Area (SPHA) has shown on the National Flood Insurance Programs, Flood 17086C03091, Community No. 120851 for the City of Maini Beach, bearing an effectivervised date of September 11, 2009, Said map delineates the herein described land to be studied within Zoon PAE; flood depth of Floot.

The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that certain Mamin-Dade County Historic Preservation Properly Tax Exemption Covenant recorded in Book 31078, Page 1749 of Official Records are one in the same. Affects the property but not a survey issue. This SKETCH OF BOUNDARY SURVEY - ALTAINSPS LAND TITLE SURVEY is based on: (i) recovered monumentation; (ii) the First American Title Insurance Company, Commitment for the Title Insurance Order No. NCS-1116317-SAI, commitment date February 3, 2022 at 30 AM; (iii) the record plat for the aforementioned plat of MIAMI BEACH IMPROVEMENTS COMPANY;

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, logress or Egiess are shown on this survey drawing. However, this survey does not purport to as shown on the underlying record plat. Right of Way should be verified by the owner and/or agent with the appropriate agency prior to design or construction. Right of Way as shown is based on the MAM BEACH MIPROVIEMENTS COMPANY plat and has not been Verified. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499a, et seq.) or the Packers and Slockyards Act (7 U.S.C. 181 et seq.) or under similar state laws. Not a Survey Issue

Item 23) Rights of parties in possession, as transient hotel guests. Not a Survey Issue.

Note: Mean High Water Data has been requested from FLORIDA DEPARTMENT ENVIRONMENTAL PROTECTION. Update to survey to be done when information provided.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Horida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

SURVEYOR'S CERTIFICATION:

rofessional Land Surveyor #2891

State of Florida

Item 24) Coastal Construction Control Line as established by Sections 161.052 and 161.053 Florida Statutes. Plotted here on

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records? Property Appraiser Office and no claims as to ownership are made or implicit.

The client provided the legal description to the surveyor and it is based on the legal description as shown on the First American Title Insurance Company, Commitment for Title Insurance Order Number: NCS-1116317-SA1, dated February 3, 2022 at 7:30 AM, Amended March 3, 2022.

Mathit-Jude County |

BM Same State | Market |

BM Hame St |

BM Elevation (NGVD 29); 4.33 feet |

Location 1: 855 T - 81,7 SOUTH OF SOUTH CURB |

Location 2: WHIST A CASHINS AVEL - 57,8 EAST OF EAST CURB |

Location 2: WHIST A CASHINS AVEL - 57,8 EAST OF EAST CURB |

Location 2: WHIST A CASHINS AVEL - 57,8 EAST OF EAST CURB |

Location 2: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 2: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 2: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 3: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 3: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 3: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 3: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 4: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 5: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 5: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 5: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 6: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 6: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 7: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 6: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 7: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 7: WHIST AVEL - 57,8 EAST OF EAST CURB |

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Location 7: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 7: WHIST AVEL - 57,8 EAST OF EAST CURB |

Location 7: WHIST AVEL - 57,8 EAS

-BM Name: D-184
BM Elevation (NGVD 29): 4,91 feet
Location 1: W14 IST = 20° SOUTH OF C/L
Location 2: PRAIRIE AVE = 42° EAST OF C/L
Description 1: PRAIRIE AVE = 42° EAST OF C/L
Description 1: PRAIRIE AVE

Adjacent properties were not investigated at the time of this Survey.

PROPERTY ADDRESSES:

LEGAL DESCRIPTION:

4041 Collins Avenue, Miami Beach, FL 33140 Tax Folio No.: 02-3226-001-1920

228 West 40th Street, Miami Beach, FL 33140 Tax Folio No.: 02-3226-001-1890

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition, Fences or walls not always travel on a straight line and in most case meander through trees, hedges, knes and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30° to 0.50° of a fort more or less.

The location of all visible structures and other improvements situated on the subject property or adjacent roads are shown hereon.

Only the surface indications of the underground utilities have been located in the field. There may be other underground utilities in addition to those evidenced by visible appurtenances as improvement or utilities of any kind, that maybe fidden and therefore not ascertainable by visual inspection. Also this Boundary Survey does not extend beyond the elevations and there may be other underground utilities of any didding to those evidenced by visible appurenances shown on this sketch. The owner or his agent should verify all utility locations with the appurposite utility provide before underground telling to make the state of the state Item 27) Any adverse ownership claim by the State of Florida by right of sovereignty to an portion of the lands insured hereunder, including submerged, filled, and artificiall exposed lands and lands acreted to such lands. Not a Survey issue.

Item 28) Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured. Not a Survey Issue

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Not all property corners were recovered at the time of the updated survey work.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida.

The location of utilities on or agreem to the property was not secured. Only the shore ground visible surface influences of this design and the stress of th TO: GOLDEN PALMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERIC TITLE INSURANCE COMPANY, A TITLE COMPANY

The total area of the Parcel "A" as described herein contains 71,239.5 square feet more or less (1,64 Acres more or less). The total area of the Parcel "B" and "C" as described herein contains 20,000 square feet more or less (0.46 Acres more or less).

The building area(s) as shown hereon is based on the exterior footprint of the building at ground level, which includes the interior open corridors, and is not the gross building areas.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or jot lines, in all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Parcels B and C are contigous.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

CENS Stonsos Brownell 3 STATE OF 8

The survey map and notes and/or report or the copies thereof, consisting of 3 sheets each sheet shall not be considered full valid and complete unless statebed to the others not valid without the original signature and seal of a Florida Licensed Surveyor and Mappasheet of 3 Any additions or deletions to the description and accompanying sketch by than the signing party or parties is prohibited without written consent of the signing partness.

COLLINS **BEAC**1 MIAMI 4

40

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VENUE

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3

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289 PLS/PSM No. ield Book No.

04/14/22

OR CERTIFICATIONS

1 OF 3

LS-3448

Δ Delta
L Arc Length
R Radius

0.23%; 0.21%] from calculated location
BFE Base Flood Elevation
ELEV. Elevation
F.F.ELEV. Finish Floor Elevation
NV. Invert Elevation
(C) Calculated Dimension
(M) Measured Dimension
(P) Platted Dimension
(C) Platted Dimension
(C) Ri Record Dimension
(C) Ri Record Dimension
(C) Control Main Allas Sheet
Λ Delta

ZONING REPORT OFF-STREET PARKING REQUIREMENTS

COMPLIES WITH ORDINANCE

YES

EXISTING REQUIREMENTTS

There shall be no off-street

parking requirement for main

or accessory uses associted

ntributing building within a local historic district, or (3)

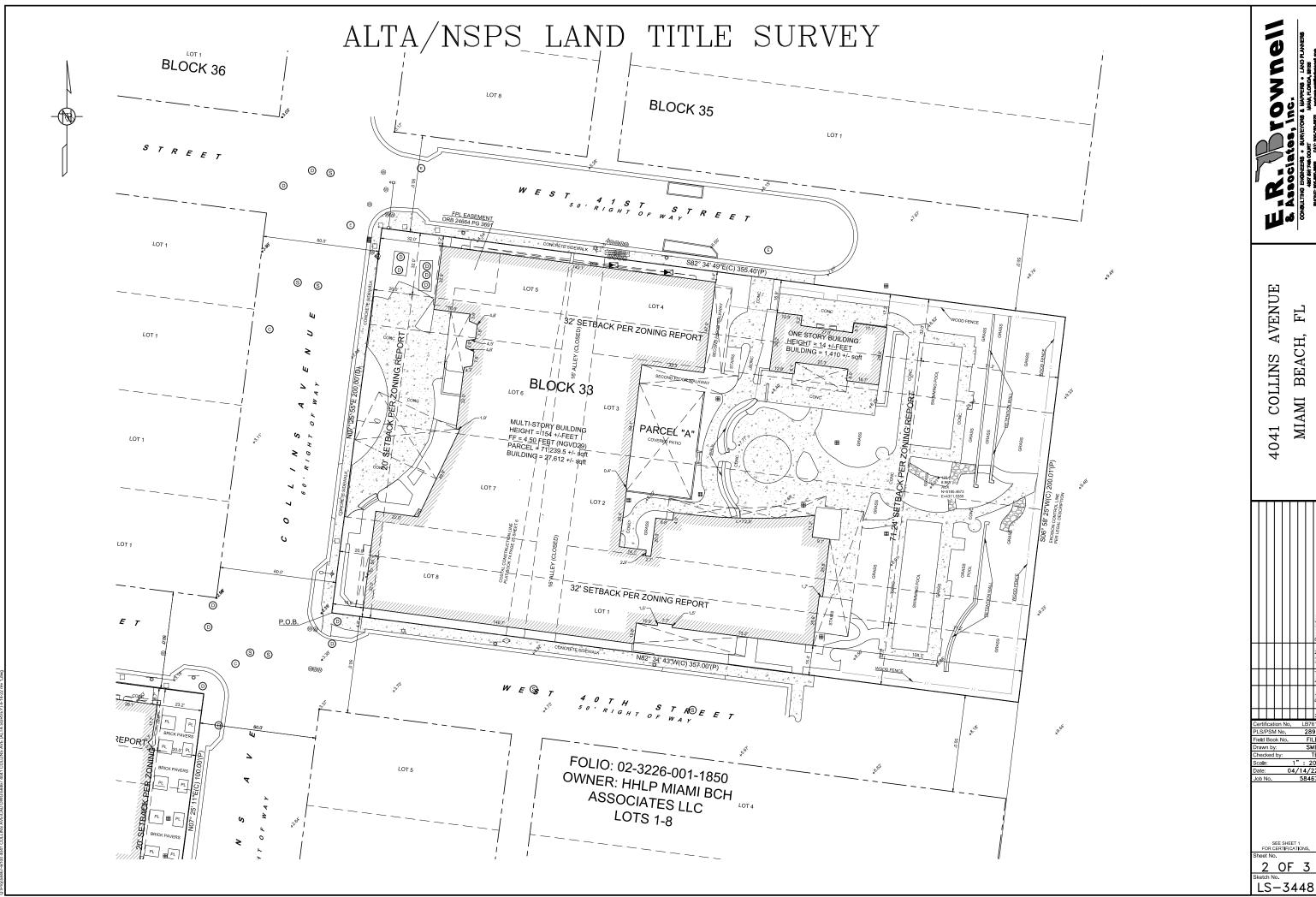
individually designated histor

individually designated historic building. Note: The Collins Waterfront Historic District is a locally designated historic district and the Hotel is considered a

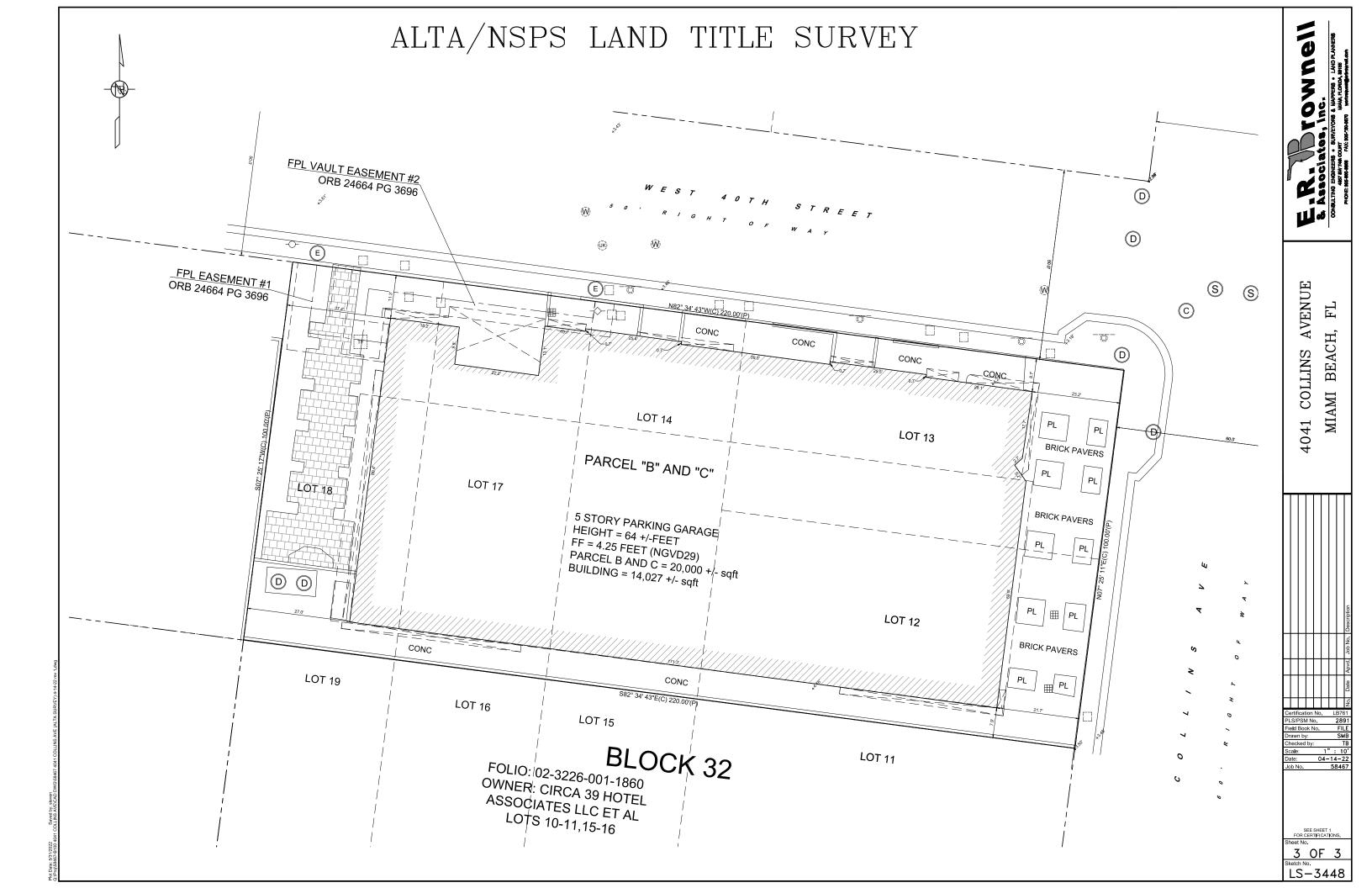
contributina structure.

with buildings that existed prior to October 1, 1993, which are: (1) Located within the architectural district, (2) A

PG Page
ORB Official Records Book
POC Point of Commencement
POB Point of Beginning
PC Point of Curvature
PT Point of Tangent



MIAMI BEACH,



SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOO	R AREA	214,386
TOTAL FLOO	R AREA ALLOWED	213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOO	R AREA	214,541
TOTAL FLOO	R AREA ALLOWED	213,600

***NOTE: F.A.R. BASED OFF EoA LINE DRAWINGS



HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.

41TH STREET EXIT TO 40TH STREET FPL VAULT GENERATOR MAIN ELECTRICAL INDOOR OUTDOOR TERRACE OUTDOOR LOUNGE RECEPTION RESTAURANT TERRACE RESTAURANT RAMP TO STAIRS TO 40TH STREET 40TH STREET

01 EXISTING GROUND FLOOR F.A.R.

1/16"=1'-0"



ANDAZ, MIAMI BEACH 4041 COLLINS AVE., MIAMI BEACH, FL 33140

HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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sheet no.

A-1.3

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOO	R AREA	214,386
TOTAL FLOO	R AREA ALLOWED	213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR	AREA	214,541
TOTAL FLOOR	AREA ALLOWED	213,600

***NOTE: F.A.R. BASED OFF EoA LINE DRAWINGS



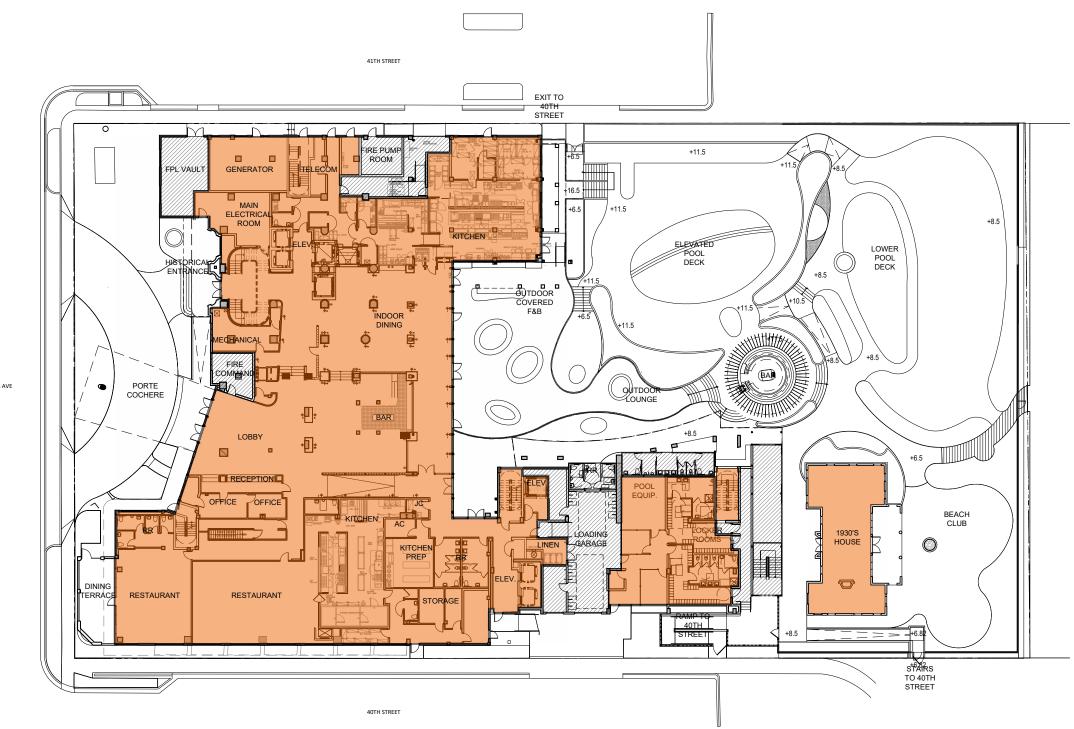
HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.



01 PROPOSED GROUND FLOOR F.A.R.

1/16"=1'-0"



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HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

2

sheet no.

A-1.4

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

LOOR:	TYPE	F.A.R. (S.F.)
EVEL 1	GROUND	24,538
EVEL 2	UNITS	23,366
EVEL 4	UNITS	20,182
EVEL 5-9	UNITS	100,560
EVEL 10	UNITS	14,760
EVEL 11	UNITS	10,269
EVEL 12	UNITS	10,269
EVEL 14	UNITS	3,562
EVEL 15	UNITS	3,457
EVEL 16	UNITS	3,423
OTAL FLOO	OR AREA	214,386
OTAL FLOO	OR AREA ALLOWED	213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR	R AREA ALLOWED	213,600

***NOTE: F.A.R. BASED OFF EoA LINE DRAWINGS



HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.

41TH STREET 40TH STREET

01 EXISTING SECOND FLOOR F.A.R.

COLLINS AVE

1/16"=1'-0"



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sheet no.

A-1.5

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

TYPE	F.A.R. (S.F.)
GROUND	24,538
UNITS	23,366
UNITS	20,182
UNITS	100,560
UNITS	14,760
UNITS	10,269
UNITS	10,269
UNITS	3,562
UNITS	3,457
UNITS	3,423
TOTAL FLOOR AREA	
AREA ALLOWED	213,600
	GROUND UNITS

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EoA LINE DRAWINGS



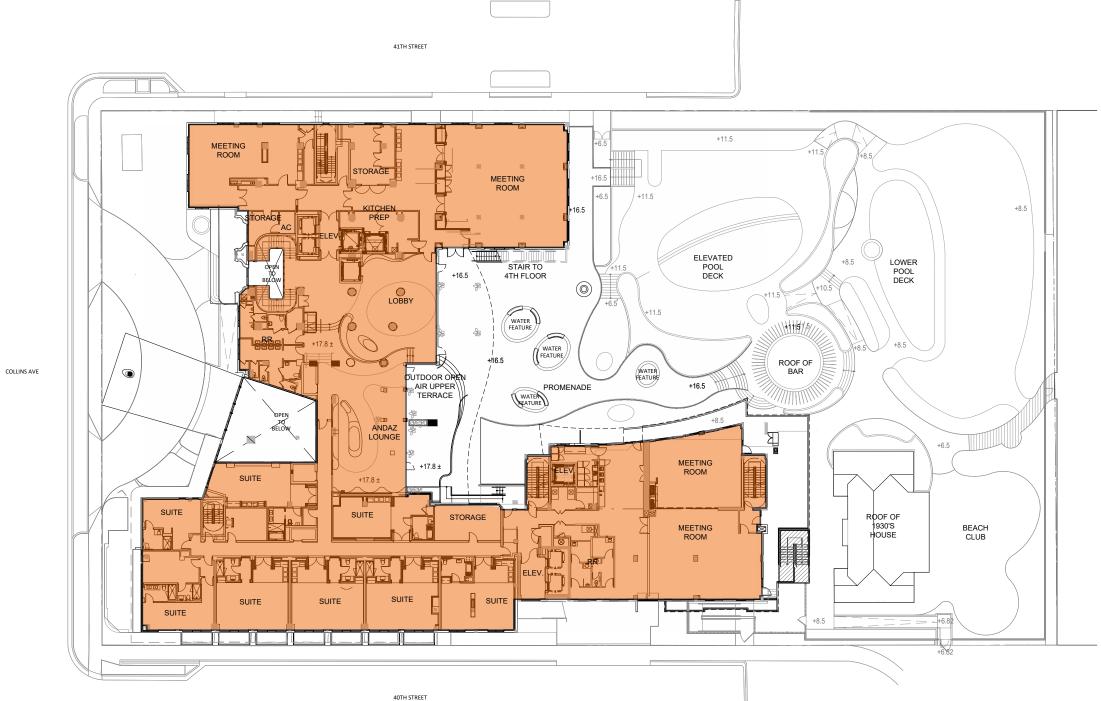
HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.



01 PROPOSED SECOND FLOOR F.A.R.



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A-1.6

01 EXISTING FOURTH FLOOR F.A.R.

1/16"=1'-0"



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**EXISTING FLOOR AREA CALCULATIONS
SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

F.A.R. (S.F.) FLOOR: LEVEL 1 GROUND 24,538 LEVEL 2 23,366 UNITS 20,182 LEVEL 4 UNITS LEVEL 5-9 UNITS 100,560 LEVEL 10 UNITS 14,760 LEVEL 11 LEVEL 12 UNITS 10,269 LEVEL 14 3,562 UNITS 3,457 LEVEL 15 UNITS LEVEL 16 UNITS 3,423 TOTAL FLOOR AREA

TOTAL FLOOR AREA ALLOWED 213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

SHADED AREA DENOTES SOLIARE FOOTAGE INCLLIDED IN E.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EoA LINE DRAWINGS



HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.

sheet no.

A-1.7

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS



HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING FIFTH TO NINTH FLOOR F.A.R. 1/16"=1'-0"



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HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

sheet no.

A-1.8

RECEPTION OUTDOOR FITNESS GYM

**EXISTING FLOOR AREA CALCULATIONS

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS



HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING TENTH FLOOR F.A.R. 1/16"=1'-0"



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HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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sheet no.

A-1.9

ROOF

**EXISTING FLOOR AREA CALCULATIONS

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOO	R AREA ALLOWED	213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS



HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING ELEVENTH FLOOR F.A.R. 1/16"=1'-0"



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HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

sheet no.

A-1.10

ROOF ROOF ROOF ROOF

**EXISTING FLOOR AREA CALCULATIONS

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOO	R AREA ALLOWED	213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS



HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING TWELFTH FLOOR F.A.R. 1/16"=1'-0"



ANDAZ, MIAMI BEACH 4041 COLLINS AVE., MIAMI BEACH, FL 33140

HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

sheet no.

A-1.11

ROOF

**EXISTING FLOOR AREA CALCULATIONS

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS



HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING FOURTEENTH FLOOR F.A.R.



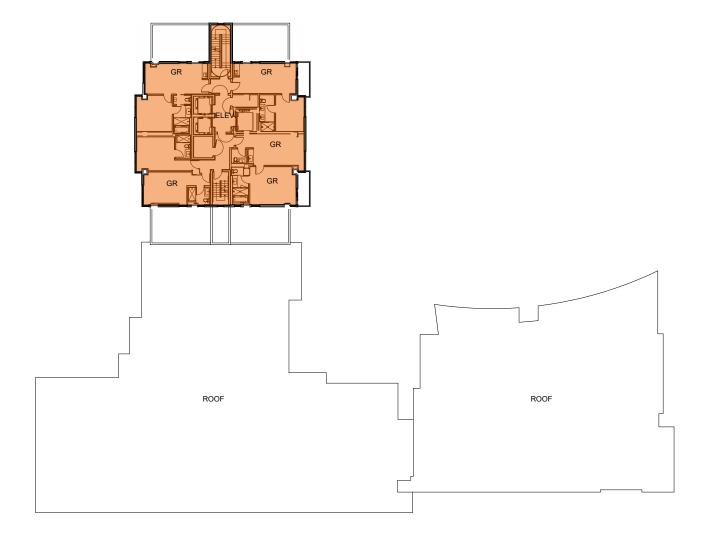
ANDAZ, MIAMI BEACH 4041 COLLINS AVE., MIAMI BEACH, FL 33140

HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

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SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS





HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING FIFTEENTH FLOOR F.A.R. 1/16"=1'-0"



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A-1.13

ROOF ROOF

**EXISTING FLOOR AREA CALCULATIONS

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

***PROPOSED FLOOR AREA CALCULATIONS

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOF	RAREA	214,541
TOTAL FLOOP	R AREA ALLOWED	213,600

***NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS



HATCH INDICATES F.A.R.



HATCH INDICATES NON F.A.R. BREEZEWAY



OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING SIXTEENTH FLOOR F.A.R.



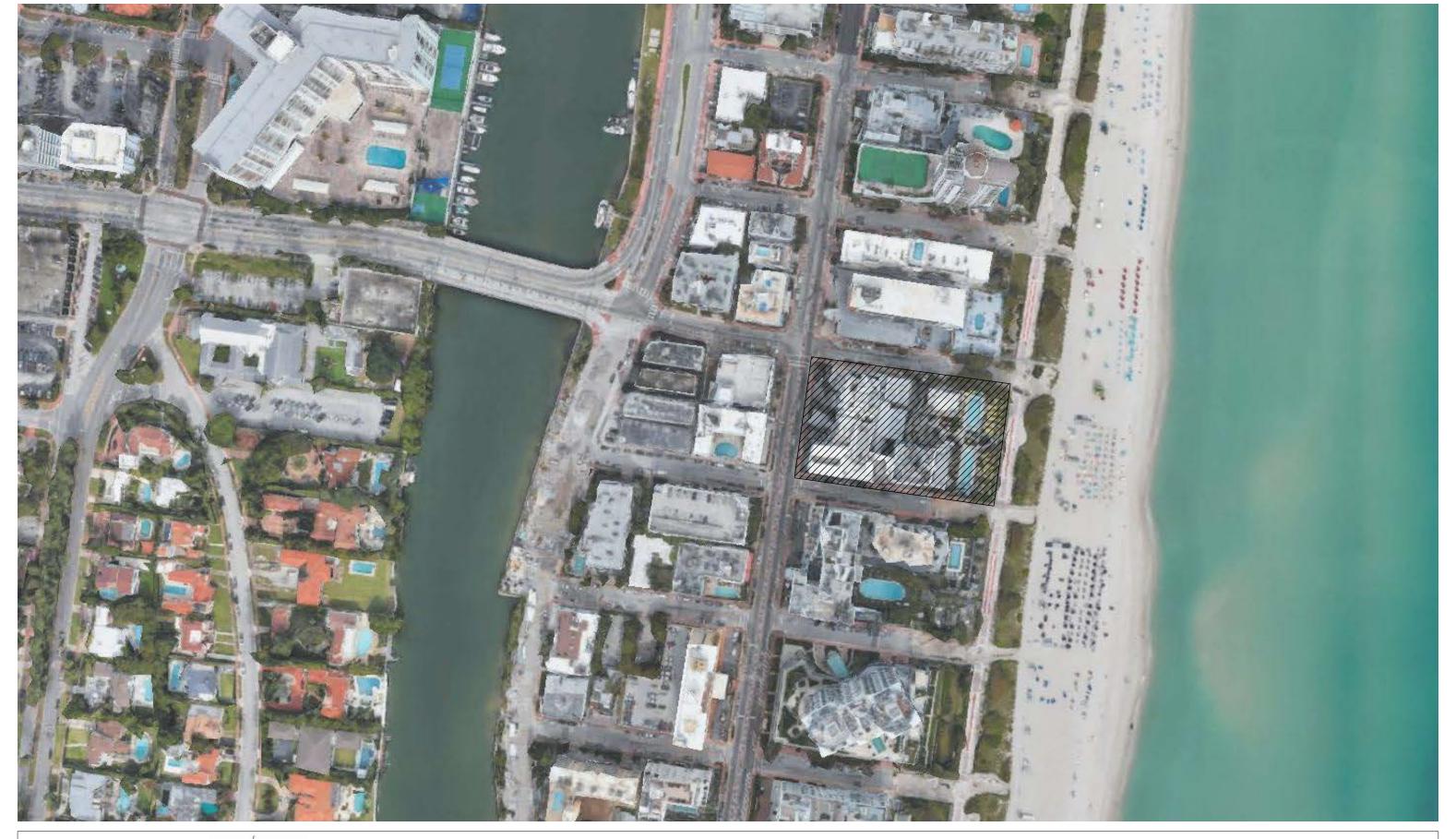
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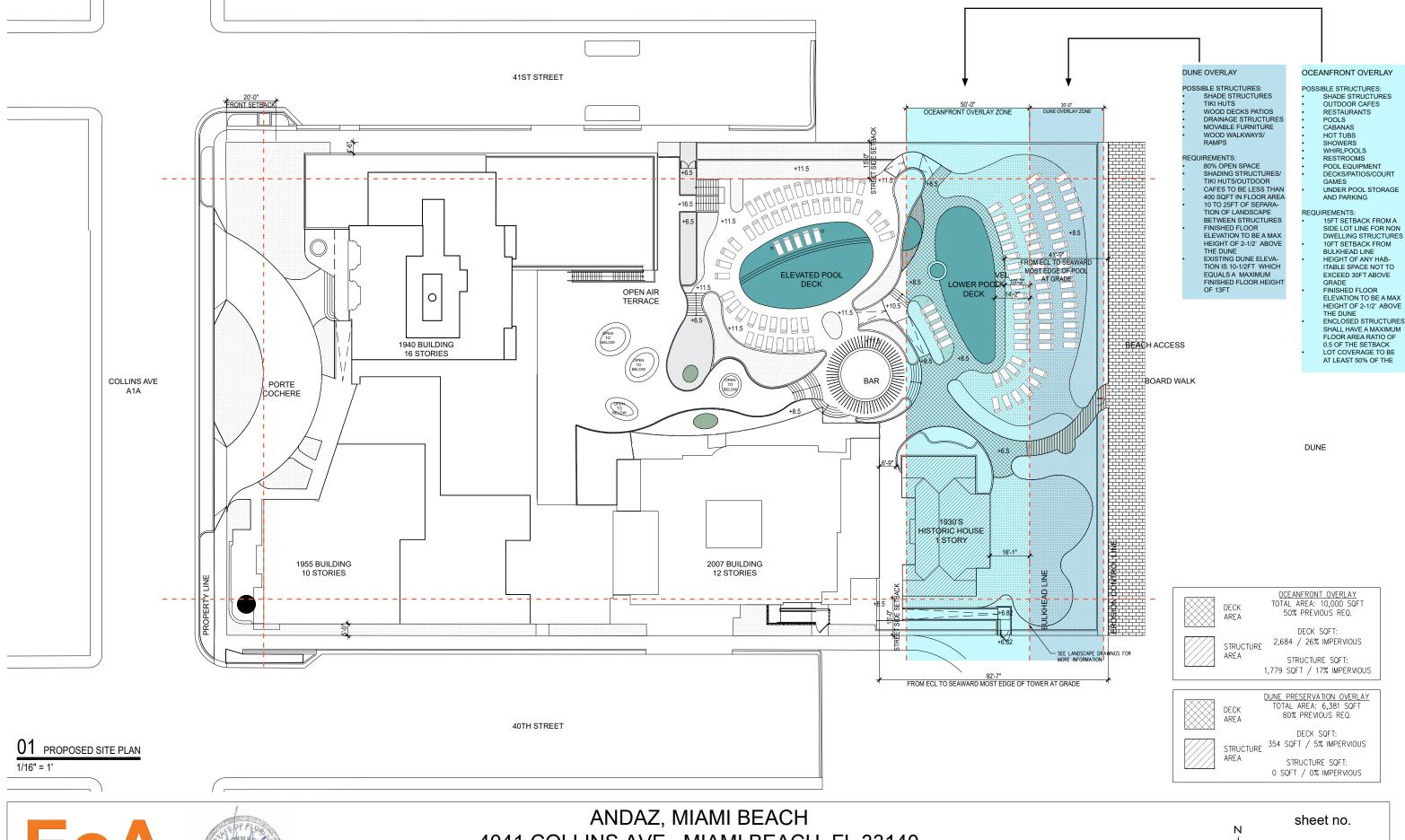
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